

Angelides, Marie x
Bergeron, Marybeth x
Burden, Patricia x
Cotz, Timothy
Hallahan, Phil x
Komaiszko, Jan
Martin, Andy
McKenna, Tim
Reiter, Ginger
Russell, Jim x
Stolar, Eleanor x
VanDerhoof, Fred x
Crane, Stephen
Squindo, Mike x
Leyden, Jim

Adult Center Building Committee (ACBC) Meeting
April 27, 2017 7 p.m.
GREENWOOD ADULT CENTER – MAPLE RD.

1. Welcoming Remarks
2. Residents Comments
3. Approval of minutes
4. Discussion on the warrant article
5. Representatives on this team to speak
6. Adjournment

Also in attendance: Saul Finestone, Fran Miffitt, Rose
Morance, George Kennedy, John and Louise White, Leslie
Remig. (other names from Eleanor)

Chairperson Marybeth Bergeron called the meeting to order at 7:00 PM. She welcomed all present. Residence Comments:

John White, neighbor, praised Marybeth on the presentation to the Select Board.

Marybeth called for approval of minutes of 4 6 2017. Eleanor approved and Fred seconded the motion.

Marybeth reported that she and Phil attended a Finance Committee meeting. They reported that the Dietz proposal was not acceptable by seniors in the community. Also, without Finance Committee approval of our project, it will be difficult to get the plan to pass. The amount of money requested on the warrant could be an issue, as well as “stand alone,” indicating that renovation, status of the present facility and multiple users are not addressed. Marybeth and Phil inquired as to what necessary steps are needed to receive approval. Ans: community and town manager support. Asked whether the warrant article could be modified. Clarifying the need for the requested amount as well as amending the warrant article needs Stephen Crane’s approval. A subsequent meeting with Stephen was encouraging. Actually, the fin com did not approve because they did

not think it would not be approved by the town because it is well-known that seniors do not like the Dietz plan and the amount requested was not clarified. Perhaps narrowing the scope and \$\$ amount was necessary. Rebecca Townsend will receive a copy of the modified warrant article.

Marybeth presented the overall decision of the ACBC to request the original \$250K: Talking with Tim McKenna she reports “Basically he said that we had projected the cost between \$8-10 million. Architectural fees generally range in the area of 10% of the total cost of a project, so that would be around \$800K to \$1million. Asking for about a quarter of that is the place we should be. We have now gotten preliminary per foot construction prices of \$370 - \$400 per square foot. Multiplying the \$8 million by 25% brings us to \$200,000.” We could reduce the warrant article to this number.

Phil agrees and reports that \$250K is too big for them to support. There are 3 projects on the table in this order: DPW; School Department; Senior Center. We need to know how much of our original grant has been spent and what usable funds are still available. Not sure what the Dietz plan cost. We need to be positive and make it workable. Five years ago we had no land and no money. He took the opportunity to meet with_____. He presented our specs: 15K sq. ft. 5 acres, parking for 110-115 cars, free standing on an open canvas. How can it be maneuvered? A sit-down meeting with 4 ACBC members is suggested to explore 2 aspects: the lay of the land and an architect that understands Longmeadow’s aesthetics. Fred reports that the right consultants will be brought in for specialization. He will try to get a realistic dollar figure from_____, which could affect our request. Phil says that the FC might feel that DPW spent too much money.

Marybeth reports that she will get back to them. She has five minutes on the floor at town meeting to be convincing. She will meet with FC before town meeting and will propose our changes.

Jim R. asked if 15K sq. ft. is the accepted dimension and is there room for 5K increase? Hopefully storage is a consideration.

Fran suggest that we go for what we need and not in dribbles later. It shows that we have been credible. Saul inquired why the FC did not recommend our request. On a 3-2 vote, money was the number 1 issue and seniors did not want the Dietz plan. If we come back with a reasonable plan, they will support it.

John B asked if we had an obligation to Dietz. Marie says there is no obligation and there is an unknown amount of money left. She urged everyone to work together, not to concede and get what you need. If we have to trade ball fields or other concessions, we will deal with it, not needing a double battle. Negotiating is important. She will help transition the process. There are no votes on the warrant at this point. She will report on the dialogue. Marybeth acknowledged the perceived importance of their recommendations.

Fred will get in touch with architect for a ball park figure to assist with cost analysis.

Michael states that we may be eligible for land grant money even though Longmeadow is perceived to be affluent. Many of our seniors fall below the poverty line and building the center is for seniors. We could apply and \$750K could possibly be sought.

Marybeth called for a motion to amend the warrant for town meeting to reflect a reduced dollar request of \$200K; that it be a new building (not to renovate) at Greenwood Park: be free standing and dedicated to seniors for multi-use by the community. It was agreed that the wording would be:

“To see if the town will vote to transfer from available funds in the treasury, the sum of \$200,000 or a greater or lesser sum for the purpose of funding Architectural and Engineering services for design of a new, stand alone, Adult Center at Greenwood Park or to take any other action relative thereto.”

Marie reminds us to reach out to Mark____, Paul____ or Ed____. Phone calls and emails are effective.

Jim R reminded all that the tennis complex did not initially get approval from the Finance Committee.

Marybeth called for a motion to reword and submit the warrant, amending Article 31. All were in favor.

Marie recommended committee members to get out the vote. Send letters to The Reminder for tomorrow's deadline. She urged us to write letters, do emails and to blast them around town. Facebook is another tool. Michael reminded all that Facebook would need opposing opinions for publication.

Jim prepared listings of neighbors for each member of building committee. He will provide a phone bank with 10 phones at his place of establishment this Saturday. Jim suggested two things. When phoning: "Can I count on your vote?" Ask them to call five of their friends.

Marybeth advised members to attend the two night format of town meeting. It was noted that a new school proposal is probably six years out. Marie suggested posters around town, hand bills door to door. Rebecca will find needed transportation. The Adult Center van will be available.

Marybeth will survey members as to their successful phoning.

She inquired as to New Business?

She called for a motion to adjourn. Phil made the motion and Eleanor seconded.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Patricia Burden, Secretary
April 28, 2017